082.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,500 / 659,500
					USE VALUE:	659,500 / 659,500
					ASSESSED:	659,500 / 659,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARMORE CHRISTOPHER	
Owner 2:	KOPERNIAK STEFANIE	
Owner 3:		
Street 1:	70 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LAWSON KEVIN C -
Owner 2:	LAWSON ELIZABETH A -
Street 1:	70 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,367 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1909 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4367.000	271,100	2,700	385,700	659,500
Total Card	0.100	271,100	2,700	385,700	659,500
Total Parcel	0.100	271,100	2,700	385,700	659,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.51 | /Parcel: 345.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	2700	4,367.	385,700	659,500	659,500	Year End Roll	12/18/2019
2019	101	FV	213,000	2700	4,367.	380,200	595,900	595,900	Year End Roll	1/3/2019
2018	101	FV	220,100	2700	4,367.	292,000	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	220,100	2700	4,367.	275,500	498,300	498,300	Year End Roll	1/3/2017
2016	101	FV	220,100	2700	4,367.	253,500	476,300	476,300	Year End	1/4/2016
2015	101	FV	207,700	2700	4,367.	236,900	447,300	447,300	Year End Roll	12/11/2014
2014	101	FV	207,700	2700	4,367.	218,200	428,600	428,600	Year End Roll	12/16/2013
2013	101	FV	207,700	2700	4,367.	218,200	428,600	428,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6623

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWSON KEVIN C,	1401-119		6/30/2011		488,000	No	No		
LAMBRINOS DANIE	1212-187		10/25/1999	Family	260,000	No	No		
	876-160		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1686	Re-Roof	19,174					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
6/26/2012	Measured	BR	B Rossignol
11/19/2008	Meas/Inspect	355	PATRIOT
6/19/2000	MLS		
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4367		Sq. Ft.	Site		0	70.	1.26	6									385,707						385,700	

Total AC/HA: 0.10025 | Total SF/SM: 4367 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 385,707 | Spl Credit | Total: 385,700

PRINT

Date	Time
12/10/20	21:22:34

LAST REV

Date	Time
10/03/18	11:15:06

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

50606

09/15/18

!6623!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29024386
Const Adj.:	0.98990101
Adj $ / SQ:	159.652
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392908
Depreciation:	121802
Depreciated Total:	271107

COMMENTS

PDAS. SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

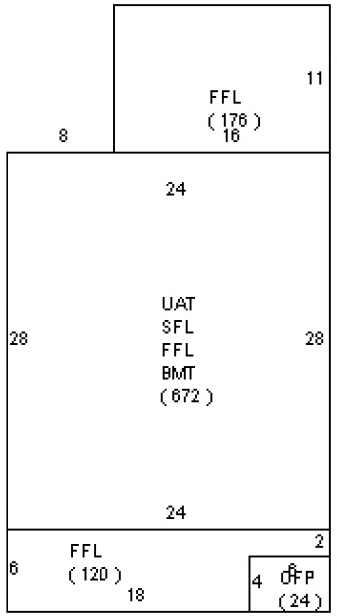
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.65
Special Features:	0	Val/Su Net:	108.27
Final Total:	271100	Val/Su SzAd	165.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	159.650	154,543
BMT	Basement	672	54.030	36,306
SFL	Second Floor	672	159.650	107,286
UAT	Upper Attic	168	63.860	10,729
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,504			Total:	309,909
Size Ad	1640	Gross Are	3008	FinArea	1909

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1920	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700